173.0	0006	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,065,700 / 1,065,700
					USE VALUE:	1,065,700 / 1,065,700
					ASSESSED:	1,065,700 / 1,065,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROODSAZ MEHRAN MOHAMADIAN
Owner 2:	ABDOLLAHI SHAHLA
Owner 3:	
Street 1:	76 CLARENDON ST # 408
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02116-6004 Type:

PREVIOUS OWNER

Owner 1:	ABAID ROSE A & -
Owner 2:	ABAID FREDERICK PETER -
Street 1:	171 BABOOSIC LAKE RD
Twn/City:	MERRIMACK
St/Prov:	NH Cntry:
Postal:	03054

NARRATIVE DESCRIPTION

This parcel contains 8,750 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 3232 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8750.000	587,900		477,800	1,065,700
Total Card	0.201	587,900		477,800	1,065,700
Total Parcel	0.201	587,900		477,800	1,065,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.73 | /Parcel: 329.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 115636
GIS Ref:
GIS Ref:
Insp Date: 08/25/18

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	587,900	0	8,750.	477,800	1,065,700	1,065,700	Year End Roll	12/18/2019
2019	104	FV	432,800	0	8,750.	477,800	910,600	910,600	Year End Roll	1/3/2019
2018	104	FV	432,800	0	8,750.	423,200	856,000	856,000	Year End Roll	12/20/2017
2017	104	FV	405,400	0	8,750.	354,900	760,300	760,300	Year End Roll	1/3/2017
2016	104	FV	405,400	0	8,750.	354,900	760,300	760,300	Year End	1/4/2016
2015	104	FV	360,400	0	8,750.	307,100	667,500	667,500	Year End Roll	12/11/2014
2014	104	FV	360,400	0	8,750.	296,900	657,300	657,300	Year End Roll	12/16/2013
2013	104	FV	375,300	0	8,750.	282,600	657,900	657,900		12/13/2012

!13485!

PRINT

Date	Time
12/11/20	03:26:00

LAST REV

Date	Time
12/03/20	11:06:40
danam	
13485	

USER DEFINED

Prior Id # 1:	115636
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ABAID ROSE A &,	74245-362	1	3/6/2020	Change>Sale	950,000	No	No		
ABAID ROSE A/FR	62003-353		6/12/2013	Convenience	1	No	No		
ABAID ROSE	53935-220		12/2/2009	Family		No	No		
ABAID ROSE A/TR	31315-509		4/10/2000	Family	1	No	No		
ABAID ROSE A/TR	30791-195		10/7/1999	Convenience		No	No		
	10399-474		11/8/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2020	542	Add Bath	8,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
12/8/2008	Measured	372	PATRIOT
12/23/1999	Mailer Sent		
12/16/1999	Measured	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8750		Sq. Ft.	Site		0	70.	0.78	8									477,750						477,800	

Total AC/HA: 0.20087 | Total SF/SM: 8750 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 477,750 | Spl Credit | Total: 477,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97487622
Const Adj.:	0.98990101
Adj $ / SQ:	164.055
Other Features:	119000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	722210
Depreciation:	134331
Depreciated Total:	587879

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 5			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
1	5	2	
Totals			
2	10	5	

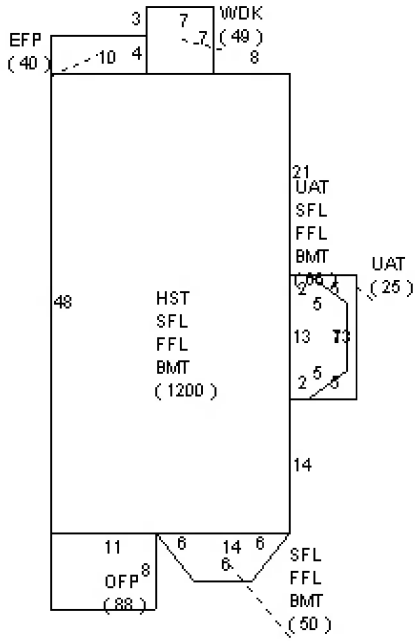
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	164.06
Special Features:	0	Val/Su Net:	123.82
Final Total:	587900	Val/Su SzAd	181.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,316	49.220	64,769
FFL	First Floor	1,316	164.060	215,897
SFL	Second Floor	1,316	164.060	215,897
HST	Half Story	600	164.060	98,433
OFP	Open Porch	88	34.890	3,071
WDK	Deck	49	15.840	776
EFP	Enclos Porch	40	71.870	2,875
UAT	Upper Attic	23	65.620	1,493
	Net Sketched Area:	4,748	Total:	603,211

Size Ad	3232	Gross Are	5416	FinArea	3232

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 173.0-0006-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	FR	1990	0.00	T	29	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc